

4.10 Residential District One (R-1)

(1) Purpose and Intent of Residential District One (R-1)

The purpose of the R-1 District is to provide a means of obtaining the residential goals and objectives of the Town's Smart Growth Comprehensive Plan. The R-1 District is to provide sufficient space in appropriate locations for residential development to meet the housing needs of the community's present and expected future population, with due allowance for the need for a choice of sites. The intent of this district is to provide dwellings at low densities.

(2) Permitted Uses

The following uses are permitted in this District:

- (A) One single family dwelling and one private garage for each residential lot.
- (B) Gardening and private greenhouses.
- (C) Public parks, playgrounds, recreational and community center buildings and grounds.
- (D) Churches and all affiliated uses, grade schools and libraries.
- (E) Municipal buildings, except sewage plants, garbage incinerators, landfills, warehouses, garages, shops, and storage yards.
- (F) Accessory buildings, including buildings clearly incidental to the residential use of the property; provided, however, that no accessory building may be used as a separate dwelling unit. There shall be no more than one (1) accessory building per lot.
- (G) Uses customarily incident to any of the above uses; provided that no such use generates traffic, odor, or noise that would create a public or private nuisance.

(3) Conditional Uses

A conditional use in this district is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

- (A) Home occupation, when such occupation is incidental to the residential use of the premises and does not involve any external alteration that would affect a substantial change in the residential character of the building.
- (B) Professional offices, when such office is conducted solely by a member or members of the resident family, entirely within the residence and incidental to the residential use of the premises.
- (C) Telephone, telegraph and electric transmission lines, buildings or structures.

(D) Two-family dwellings.

(E) Preschools, day care centers and nursery schools.

(F) Water-storage facilities and accessory structures.

(G) Additional accessory building(s) clearly incidental to the residential use of the property, provided, however, that no accessory building(s) may be used as a separate dwelling unit.

(H) Farm produce stand in non-residential structure in existence on December 6, 1982, provided such structure is the only structure on the premises.

(4) Requirements for Permitted and Conditional Uses.

Within the R-1 District the following standards shall apply:

(A) Minimum Lot Area (sewered) ----- 8,000 sq. ft.

(B) Minimum Lot Area (unsewered) ----- 40,000 sq. ft.
*Unless a smaller lot area is approved in writing by county sanitarian.

(C) Minimum Lot Area Per Two Family Dwelling (sewered) ----- 10,000 sq. ft.

(D) Minimum Lot Area Per Two Family Dwelling (unsewered) ----- 55,000 sq. ft.
*Unless a smaller lot area is approved in writing by county sanitarian.

(E) Setback (sewered)

Front Yard ----- 25 ft.

Rear Yard ----- 12 ft.

Side Yard

Principal Buildings ----- 8 ft. minimum total of 20 ft both sides

Accessory Buildings ----- 3 ft.

Lot Width At Building Line ----- 70 ft.

(F) Setbacks (unsewered)

Front Yard ----- 50 ft.

Rear Yard ----- 25 ft.

Side Yard

Principal Buildings ----- 5 ft.

Accessory Buildings ----- 5 ft.

Lot Width at Building Line ----- 100 ft.

- (G) Maximum Building Height ----- 35 ft.
- (H) Maximum Accessory Building Height-----see paragraph
4.3(12)(A)(ii) of Section 4 of this Ordinance.
- (I) Minimum Lot Frontage On Public Road ----- 50 ft.
- (J) Off Street Parking, Residential ----- 2 spaces per family
- (K) Off Street Parking, Public Gathering ----- 1 space per 5 seats
if applicable or 1 space per 200 sq. ft. of building
- (L) Minimum Floor Area Per Family
- Single Family Dwelling ----- 1,000 sq. ft.
- Two-Family Dwelling ----- 900 sq. ft.
- (M) Maximum Lot Coverage Ratio of All Buildings
(sewered) -----Not to exceed 25% of total lot
- (N) Maximum Lot Coverage Ratio of All Buildings
(unsewered) -----Not to exceed 12.5% of total lot
- (O) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local Roads.

4.11 Residential District Two (R-2)

(1) Purpose and Intent of Residential District Two (R-2)

The purpose of the R-2 District is to provide a means of obtaining the residential goals and objectives of the Town's Smart Growth Comprehensive Plan. The R-2 District is to provide areas which are to be occupied by varied dwelling types of moderate density so as to meet the housing needs of the community's present and expected future population, with due allowance for the need for a choice of sites.

(2) Permitted Uses

The following uses are permitted in this District:

- (A) Single-family dwellings.
- (B) Two-family dwellings.
- (C) Multiple-family dwellings up to eight units upon approval of site plan by the Planning and Zoning Committee.
- (D) Public parks, playgrounds, recreational and community center buildings and grounds.
- (E) Churches and all affiliated uses, grade schools and libraries.
- (F) Municipal buildings, except sewage plants, garbage incinerators, landfills, warehouses, garages, shops, and storage yards.
- (G) One private garage.
- (H) Accessory buildings, including buildings clearly incidental to the residential use of the property; provided, however, that no accessory building may be used as a separate dwelling unit. There shall be no more than one (1) accessory building per lot.
- (I) Uses customarily incident to any of the above uses; provided that no such use generates traffic, odor, or noise that would create a public or private nuisance.

(3) Conditional Uses

A conditional use in this District is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

- (A) Home occupation, when such occupation is incidental to the residential use of the premises and does not involve any external alteration that would affect a substantial change in the residential character of the building.

(B) Professional offices, when such office is conducted solely by a member or members of the resident family, entirely within the residence and incidental to the residential use of the premises.

(C) Telephone, telegraph and electric transmission lines, buildings or structures.

(D) Preschools, day care centers and nursery schools.

(E) Water storage facilities and accessory structures.

(F) Funeral home or undertaking establishment.

(G) Multiple-family dwellings greater than eight units.

(H) Additional accessory building(s) clearly incidental to the residential use of the property, provided, however, that no accessory building(s) may be used as a separate dwelling unit.

(4) Requirements for Permitted and Conditional Uses

Within the R-2 District the following standards shall apply:

(A) Minimum Lot Area (sewered) ----- 8,000 sq. ft.

(B) Minimum Lot Area (unsewered) ----- 40,000 sq. ft.
*Unless a smaller lot area is approved in writing by county sanitarian.

(C) Minimum Lot Area - Two Family (sewered) ----- 10,000 sq. ft.

(D) Minimum Lot Area - Two Family (unsewered) ----- 55,000 sq. ft.
*Unless a smaller lot area is approved in writing by county sanitarian.

(E) Minimum Lot Area - Multiple-Family Dwelling Units larger than two units but eight units or less (sewered) 10,000 sq. ft. plus 1,500 sq. ft. for each additional unit over two.

(F) Minimum Lot Area - Multiple-Family Dwelling Units larger than two units but eight units or less (unsewered) 55,000 sq. ft. plus 15,000 sq. ft. for each additional unit over two.

*Unless a smaller lot area is approved in writing by county sanitarian.

(G) Minimum Lot Area for Multiple Family Units containing more than eight dwelling units (sewered) ----- 2,500 sq. ft. per unit

(H) Minimum Lot Area for Multiple Family Dwelling Units containing more than eight units (unsewered) ----- 20,000 sq. ft. per unit
*Unless a smaller lot area is approved in writing by county sanitarian.

(I) Setbacks (sewered)

Front Yard ----- 25 ft.

Rear Yard ----- 25 ft.

Side Yard

Principal Buildings ----- 10 ft. minimum

Total of 25 ft. for both sides

Accessory Buildings ----- 3 ft.

Lot Width at Buildings ----- 70 ft.

(J) Setbacks (unsewered)

Front Yard ----- 50 ft.

Rear Yard ----- 50 ft.

Side Yard

Principal Buildings ----- 15 ft.

Accessory Buildings ----- 5 ft.

Lot Width at Building Line ----- 100 ft.

(K) Maximum Building Height ----- 35 ft.

(L) Maximum Accessory Building Height ----- see paragraph
4.3(12)(A)(ii) of Section 4 of this Ordinance.

(M) Minimum Lot Frontage on Public Road ----- 50 ft.

(N) Off-Street Parking, Residential ----- 2 spaces per family

(O) Off-Street Parking, Public Gathering ----- 1 space per 5 seats
if applicable or 1 space per 200 sq. ft. of building

(P) Minimum Floor Area Per Family

Single Family Dwelling ----- 1,000 sq. ft.

Two Family Dwelling ----- 900 sq. ft.

Multiple Family Dwelling Larger Than 2 Units ----- 800 sq. ft.

(Q) Maximum Lot Coverage Ratio of All Buildings

(sewered) ----- Not to exceed 25% of total lot

(R) Maximum Lot Coverage Ratio of All Buildings

(unsewered) ----- Not to exceed 12.5% of total lot

(S) Usable open space shall be provided on each lot used for multiple family dwellings of three or more units. Usable open space shall comprise at least 25% of the

gross land area of the lot area and shall be used for recreational, park or environmental amenity for collective enjoyment by occupants of the development but shall not include public or private streets, drives, or drainage ways.

(T) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local Roads.